



# Plan Implementation

## **PLAN IMPLEMENTATION**

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### **Achieving Bennet's Future**

Successful community plans have the same key ingredients: "2% inspiration and 98% perspiration." This section of the plan contains the inspiration of the many Village officials and residents who have participated in the planning process. However, the ultimate success of this plan remains in the dedication offered by each and every resident.

There are numerous goals and objectives in this plan, some of which may take several years to realize. We recommend the Village review the relevant goals during planning and budget setting sessions. However, we also recommend that the Village select the following four elements of the plan for immediate action. These are the goals of highest priority and constitute the action agenda.

### **Action Agenda**

The following summarizes the four point action agenda for Bennet. It will be critical to earmark the specific funds to be used and the individuals primarily responsible for implementing these goals.

#### **1. Improve storm drainage in the Village**

##### **Action**

- Study current storm drainage patterns in Bennet to determine what problems exist
- Take necessary steps to correct noted deficiencies

##### **Results**

- Improved drainage within the Village

##### **Financing**

- Village
- Community Development Block Grants

##### **Participants**

- Village Board of Trustees
- Village Utilities Superintendent
- Village Engineer
- Property Owners

2. Improve sidewalk system within the Village

Action

- Establish acceptable standards for sidewalk conditions
- Survey existing sidewalk system
- Determine plan and timetable for improvements

Results

- Improve pedestrian flow
- Enhance property value
- Improve community appearance and pride

Financing

- Village
- Community Development Block Grants
- Property Owners

Participants

- Village Board of Trustees
- Property owners
- Village Utility Superintendent

3. Improve housing

Action

- Identify housing units needing rehabilitation
- Create new housing units
- Establish and enforce building codes and establish an inspection program

Results

- Encourage growth in the Village through increased availability of quality housing
- Foster a sense of community pride

Financing

- NIFA
- Community Development Block Grants
- Private funding

#### Participants

- Property owners
- Housing committee
- Village Board of Trustees

#### 4. Improve the appearance of the Village

##### Action

- Set standards for appearance
- Enforce standards for appearance

##### Results

- Improve the visual appeal of the Village
- Increase community pride

##### Financing

- Village
- Property Owners
- Grants
- Private Donations

#### Participants

- Property owners
- Clean Community Committee
- Village Board of Trustees

## Plan Maintenance

### ***Annual Review of the Plan***

A relevant, up-to-date plan is critical to the on-going planning success; to maintain both the public and private sector confidence; to evaluate the effectiveness of planning activities; and most importantly, to make mid-plan corrections on the use of Village resources. The plan must be kept current.

After adoption of the comprehensive plan, opportunities should be provided to identify any changes in conditions that would impact elements or policies of the plan. Each year a report should be prepared by the Planning Commission that provides information and recommendations on whether the plan is current in respect to population and economic changes, and whether the recommended policies are still valid for the Village and its long term growth.

The Planning Commission should hold a public hearing on this report in order to:

1. Provide citizens or developers with an opportunity to present possible changes to the plan
2. Identify any changes in the status of projects called for in the plan
3. Bring forth any issues, or identify any changes in conditions that may impact the validity of the plan.

If the Commission finds that major policy issues or major changes in basic assumptions or conditions have arisen which could necessitate revisions to the plan, they should recommend changes or further study of those changes. This process may lead to identification of amendments to the plan that would be processed as per the procedures in the next section.

### ***Plan Amendment Procedures***

It is anticipated that each year, during the annual plan review, individuals and groups may come forward with proposals to amend the plan. We would recommend that those proposals be compiled and reviewed once a year. By reviewing all proposed amendments at one time, the effects of each proposal can be evaluated for impacts on other proposals and all proposals can be reviewed for their net impact on the comprehensive plan. If new, innovative development opportunities arise which impact several elements of the plan and which are determined to be of importance, a plan amendment may be proposed and considered separate from the annual review of other proposed plan amendments. Village staff shall compile a list of proposed amendments received during a year, prepare a report providing pertinent information on each proposal, and recommend action on the proposed amendments. The comprehensive plan amendment process should adhere to the adoption process specified by Nebraska law and should provide for organized participation and involvement of interested citizens.

### ***Methods for Evaluating Development Proposals***

Interpretation of the plan should not be based on limited analyses. The interpretation of the plan should be composed of a continuous and related series of analyses, with references to the goals and policies, the overall land use plan, and specific land use policies. Moreover, when considering specific proposed developments, interpretation of the plan should include a thorough review of all sections of the plan.

If a development proposal is not consistently supported by the plan, serious consideration should be given to making modifications to the proposal, or the following criteria should be used to determine if a comprehensive plan amendment would be justified:

- The character of the adjacent neighborhood
- The zoning and uses on nearby properties
- The suitability of the property for the uses allowed under the current zoning designation

- The type and extent of positive or detrimental impact that may affect adjacent properties, or the community at large, if the proposal is approved
- The impact of the proposal on public utilities and facilities
- The length of time that the subject and adjacent properties have been utilized for their current uses
- The benefits of the proposal to the public health, safety, and welfare compared to the hardship imposed on the applicant if the request is not approved
- Comparison between the existing land use plan and the proposed change regarding the relative conformance to the goals and policies
- Consideration of recommendations of the Village staff and outside consultants as needed.

### ***Plan Update***

The next comprehensive plan update should be initiated after the current plan has been in use for five years. The update process could include forecasts to a new target year, analysis of alternative land use plans, and possible evaluation of alternative formats for the plan. The annual review of the plan, specified above, will accommodate any necessary revisions to the plan that may arise during the years prior to the next update.